

NOTICE TO PROSPECTIVE CONTRACTORS OF REQUIREMENT FOR AN ENVIRONMENTAL AUDIT OF THE LEASE FACILITIES

(Alternate)

If you propose to charge real property lease costs as a direct cost to a contract with the California Institute of Technology/Jet Propulsion Laboratory (JPL), then JPL reserves the right to impose the following requirements on the offeror(s) selected for negotiations.

- (a) Requirement for an Environmental Audit of the Premises. The offeror(s) selected for negotiations will be required to submit prior to award an environmental audit report (report), acceptable to JPL, which identifies the exact extent to which the facilities proposed in response to this solicitation, and the real property in or on which they are situated, ARE, and ARE NOT, in compliance with the applicable requirements of federal, state and local environmental laws, regulations and ordinances. The report shall be prepared and attested to by a firm recognized as conducting environmental audits acceptable to JPL, or by a person registered as an environmental assessor with the Environmental Affairs Agency of the State of California. The registered environmental assessor must be competent to conduct environmental audits and must be specifically registered with the State in application categories 7(4) and 7(7) [environmental engineer]. The report shall fully disclose any and all hazards and contaminants in/on/under the facilities or real property and the location(s), nature and extent of such hazards or contaminants. The report shall disclose the locations, nature and condition of any and all of the following (but disclosure shall not be limited to these): storage tanks, sumps, pits, dump sites, landfills, pipelines, transformers, capacitors, asbestos, hazardous materials and waste products. The report shall include, or the preparer of the report shall make available to JPL on JPL request, complete documentation, data, laboratory reports, tests and survey results in support of the matters studied and the matters attested to in the report. The report shall be updated just prior to the award of a subcontract for the lease or purchase of the premises.
- (b) Requirement for Environmental Audits of Subcontract Real Property Leases. The offeror agrees that it will obtain, and submit to JPL for JPL approval, an environmental audit report of the real property prior to its award of any subcontract for lease of real property as a direct charge to a contract with JPL. To be directly chargeable to a contract with JPL a subcontract for the lease of real property shall not be awarded unless the environmental audit report complies with paragraph (a) above and has first been found acceptable by JPL.
- (c) Investigation of Lease Sites by JPL Environmental Affairs Office Personnel. By submitting its proposal (or quotation or bid), the offeror agrees to submit an environmental audit report required by this notice on request and to assist JPL Environmental Affairs Office personnel in confirming the environmental audit report findings through a view of the property which is the subject of the report and a review of any supporting documentation.